File #200350482

Return to:
First Title and Escrow Company, Inc.
Box 9B
File number 21246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2003

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Goldsmith	Owner	Map 117-13-B
(NAME) Lot 1000 Greenwick Dr., Abbottford Phase II	(NAME)	164.00 CO
(ADDRESS) Nashville TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KHOURY BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **STEVE GOLDSMITH**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1000, on the Plat of Abbottsford, Phase, 2, as shown by plat appearing of record in Instrument Number 20010502-0044874, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Khoury Brothers, LLC, a Tennessee limited liability company, by General Warranty Deed of record in Instrument Number 20020228-0025676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements of record in Book 6478, page 177, as amended of record in Book 6530, page 242; A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418; Storm Water Detention Agreement of record in Book 6555, page 328; Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners' Association of record in Book 8106, page 1, as amended of record in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, and Instrument Number 20010330-0030930; Restrictive Covenants for Abbottsford in Book 6537, page 303, as amended in Book 6576, page 509 and Book 6578, page 302; Charter of Abbottsford Homeowners' Association of record in Book 6548, page 213; Easement from Frank Leu to Victoria Jackson of record in Book 9421, page 147; Grant of Gas Service Line of Fuel Line Easement to Nashville Electric Services of record in Book 7272, page 746; Easement to Nashville Electric Service in Book 8643, page 272; Correction of Grant of Easement from the Dorman Corporation in Book 5128, page 953; Supplementary Declaration to Amended and Restated Declaration of Covenants Conditions and Restrictions for Abbottsford in Instrument No. 200105020045152 and re-recorded in Instrument No. 200105140049648; Storm Water Detention Agreement in Instrument No. 200104250040838; and, any and all matters shown on plat of record in Plat Book Instrument Number 20010502-0044874; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as Lot 1000 Greenwick Dr., Abbottford Phase II, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/10/03 11:34 2pgs
Fees:13.00 Taxes:824.18
20030710-0095588

Witness our hands this 30th day of June, 2003.

Khoury Brothers, LLC, a Tennessee limited liability company

By: George K. Khoury
Its: Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared George K. Khoury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Khoury Brothers, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 30th day of June, 2003.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076